

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>	115.29	<b>Bathrooms:</b>	4	<b>Age:</b>	7
<b>Lot Area: (sq.ft.)</b>	9,253.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,628.64
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-455-653

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mount Baker
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 6 PLAN BCP35671 SECTION 19 TOWNSHIP 19 LAND DISTRICT 36
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Oven - Built In,Vaulted Ceiling,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13' x 15'3	Below	Bedroom	13'4 x 14'11
Main	Kitchen	13' x 19'2	Below	Recreation Room	15'7 x 15'3
Main	Eating Area	14'5 x 10'6	Below	Den	12'3 x 11'1
Main	Living Room	17'3 x 19'6	Below	Living Room	17'8 x 14'8
Main	Laundry	10' x 13'	Below	Kitchen	12'11 x 13'3
Main	Primary Bedroom	13'4 x 14'11	Below	Bedroom	12'2 x 12'2
Main	Walk-In Closet	4'10 x 11'1	Below	Bedroom	12' x 10'1

<b>Finished Floor (Main):</b>	1,887 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	2,418 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Below	4	No
<b>Finished Floor (Total):</b>	4,305 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	4,305 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Big VIEW, Legal suite! This luxury rancher w/ full bsmt is almost entirely surrounded by trees with an outstanding view of Mt. Baker. Siding a greenbelt, this homes open concept main floor has an office or formal dining room, stunning primary bdrm & laundry. Enjoy the View year round from your vaulted, covered patio. The kitchen is decked out with wall mounted oven, gas range, and a huge island. Downstairs you'll find extra tall ceilings, a large bunker w/ outside access ready to be made into a gym, media room, or workshop. There's even a spacious 2 bdrm Legal Suite with separate laundry, giant patio and huge windows, perfect for rental or generational living. Enjoy the central AC, low maintenance yard and RV Parking. Close to all major amenities, this quality built home will impress.